

16-503 DISTRICT "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT.

- 503.1 INTENT. The intent of this district is to provide for low density residential development including those uses such as schools, churches, parks and other public facilities which reinforce residential neighborhoods.
- 503.2 PERMITTED USES. In District R-1 no building, structure, land or premises shall be used, and no building or structure shall be hereafter erected, constructed, moved, or altered, except for one or more of the following uses:
- A. Dwellings, One Family.
  - B. Churches and Schools and publicly owned and operated community buildings, public museums, public libraries provided preliminary development plans and final plans shall be approved by the Planning Commission prior to the issuance of building permits. Preliminary plans submitted shall include a site plan, building floor plan and elevation sketches. Final plans submitted shall include complete working drawings. Approval or disapproval by the Planning Commission shall be based upon the following:
    - 1. The capability of the site to accommodate the building, parking and drives with reasonable open space and safe and easy ingress and egress.
    - 2. A reasonable degree of harmony will prevail between the architectural quality of the proposed public building or church and the surrounding neighborhood.
    - 3. In the case of a church, the site shall be of not less than two acres in area, and shall have reasonable direct access to a thoroughfare or collector street.
  - C. Public parks and playgrounds, including public recreation or service buildings and municipally owned swimming pools.
  - D. Public schools, elementary and high, and private schools with curriculum equivalent to that of a public elementary or high school and institutions of higher learning, including stadiums and dormitories in conjunction, if located on the campus.
  - E. Golf courses and clubhouses appurtenant thereto, (except miniature golf courses, driving ranges and other similar activities operated as a business).
  - F. Accessory buildings and uses customarily incidental to the above uses.
  - G. Group care homes with fewer than eight (8) residents.
  - H. Home occupations as set out in Article 6.
- 503.3 CONDITIONAL USES. The following uses may be allowed by conditional use permit when submitted to and reviewed by the Planning Commission and approved by the City Council, under such conditions as to operation, site development, signs and time limit as may be deemed necessary.

- A. Zero Lot-Line Dwellings. Single-family detached dwellings with one sideyard equal to one foot or less are subject to the following conditions:
1. Zero lot-line dwellings shall meet all front and rear yard requirements.
  2. For any zero lot-line dwelling, the lot-line wall (defined as that wall of the dwelling on the side lot-line) shall have no windows, doors, vents or other openings nor shall any window on any wall face that side lot-line.
  3. The side yard requirement for a zero lot-line dwelling on the side opposite the lot-line wall shall be twice the normal side yard requirement of the zone.
  4. No two zero lot-line dwellings shall have their lot-line wall along the same side lot-line, nor shall any zero lot-line dwelling have its lot-line wall adjacent to any lot or tract of land not developed for zero lot-line dwellings.
  5. No lot-line wall shall be located on a side lot-line adjacent to any public right-of-way.
  6. The required yard setbacks for each zero lot-line lot shall be either shown on the subdivision plat or recorded as a restrictive covenant on the property deed.
- B. Earth-sheltered residences providing the following conditions are met:
1. The living area shall be provided with exterior windows or sky lights which have a glassed area of not less than ten percent (10%) of the floor area and give direct visual access to natural light and open space.
  2. Lot areas, lot widths and setbacks for underground dwellings shall conform to those established by the zoning district.
  3. An outdoor space of no less than 500 square feet shall be provided immediately outside one wall of the dwelling. The minimum width of the space shall be 20' and the average grade elevation shall be no more than two feet above or below the grade elevation of the floor of the dwelling.
  4. All earth-covered structures shall be designed by a structural engineer and plans shall be submitted signed and sealed by a Kansas licensed structural engineer.
  5. A site plan, elevations and other necessary drawings shall be submitted to ensure that the proposed structure is compatible with the adjacent residents and the topography of the area.
- C. Any public building or land used by any department of the City, County, State or Federal government.
- D. Telephone exchanges, electric substations or other similar public utilities.

- E. Day Care Centers.
- F. Bed and Breakfast - subject to the following conditions:
  - 1. The use must be located on or in close proximity to a designated collector or arterial street designated in the Comprehensive Plan.
  - 2. One parking space per guest room shall be provided in addition to the required parking for the residence.
  - 3. All parking and vehicle access areas shall be paved with asphalt or concrete.
  - 4. All parking areas shall be screened with landscaping or fencing from adjacent properties.
  - 5. The owner(s) or manager(s) of the facility shall reside in the residence.
  - 6. No accessory structures shall be utilized as the facility.
  - 7. A site plan shall be submitted for approval by the Planning Commission indicating the site layout, access, parking, and screening.
  - 8. The Planning Commission may attach such conditions as deemed necessary to provide for compatible development. (Ord. 1842, Sec. 2)

503.4 INTENSITY OF USE REGULATIONS.

- A. MINIMUM LOT AREA: Single-Family - 8,000 sq. ft.
- B. MINIMUM LOT WIDTH: 70'

503.5 HEIGHT REGULATIONS.

- A. MAXIMUM STRUCTURE HEIGHT: Thirty-five (35) feet

503.6 YARD REGULATIONS.

- A. FRONT YARDS:
  - 1. The front yard shall be a minimum of 25 feet in depth measured from the front lot line if the street right-of-way is 60'. When the street right-of-way is 50', or for lots fronting a cul-de-sac, the minimum front yard shall be 30'. On collector streets, the minimum front yard shall be 65 feet measured from the centerline of the street right-of-way; and on arterial streets, the minimum front yard shall be 85 feet measured from the centerline of the street.
- B. SIDE YARDS: No side yard shall be less than nine feet (9'), except as provided for zero-lot line development. The total side yard shall equal or exceed 20% of the lot width at the front building line.

Buildings on corner lots shall provide a side yard on the street side of not less than twenty (20) feet.

- C. REAR YARDS: No rear yard shall be less than twenty (20) percent of the depth of the lot, or with a minimum of twenty-five (25) feet.
- 503.7 USE LIMITATIONS. None.
- 503.8 PARKING REGULATIONS. Four off street parking spaces shall be provided for each single family dwelling at least one of which shall be in a garage. All driveways shall be a minimum of 18 feet in width. (Ord. 1804, Sec. 2)
- 503.9 SIGN REGULATIONS. See Article 12.
- 503.10 LANDSCAPING. None required.
- 503.11 ARCHITECTURAL DESIGN STANDARDS.
- A. PURPOSE. The intent of these design criteria is to assist in the review and evaluation of building design during preliminary and final plan. The design of a development proposal should seek to integrate the following design characteristics into those plans submitted for site plan approval.
- B. SINGLE-FAMILY RESIDENTIAL DISTRICTS. In a single-family residential district, no dwelling shall be erected that does not meet the following minimum standards:
1. Permanent foundations. The dwelling unit shall be erected on a permanent foundation.
  2. Minimum dimension. The smaller dimension of a rectangular dwelling unit shall be at least 24 feet. If a dwelling unit is not rectangular, then the minimum dimension of a rectangle superimposed over and enclosing the entire footprint of the dwelling unit shall be at least 24 feet.
  3. Roof design. The pitch of the roof shall be at least three in twelve and the roof eaves shall extend at least fifteen inches beyond the wall of the dwelling on the two longer sides. A roof with lesser pitch and without eaves may be approved by the planning commission if the proposed dwelling will have a parapet around the entire roof.
  4. Exterior Surfaces. The non-glass exterior surfaces of the dwelling shall not be made of shiny metal and shall in general not reflect light to a greater extent that would a coat of semi-gloss enamel applied to wood. Exterior surfaces shall be kept in good repair including the replacement of damaged materials and repainting when peeling becomes excessive.
  5. Porch and garage. A single-family dwelling shall include a garage or carport, constructed with the same materials as the dwelling. In addition, a single-family dwelling shall include a covered entrance, alcove, or porch. The planning commission may grant exceptions to this standard where it finds that the proposed residential design is compatible with the neighborhood character and predominant architecture.